

**DESIGN REVIEW ADVISORY COMMITTEE
TOWN OF WEST HARTFORD**

April 4, 2016

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

ITEM NO. 21
FILE NO. 801

SUBJECT: 503-511 New Park Avenue- SDD #94-R1-16

Dear Councilors:

At its meeting held on Thursday, March 24, 2016, the West Hartford Design Review Advisory Committee gave consideration to the following item:

503-511 New Park Avenue –Application (SDD 94-R1-16) on behalf of Chick-fil-A, Inc., proposed lessee and intended developer, and Aldi, Inc., owner 511 New Park Avenue, to amend Special Development District #94 to construct a new free-standing, single story, Chick-fil-A restaurant with drive-thru and outdoor dining to the northeast of the Aldi store. Additional modifications to the site layout, including parking, landscaping, lighting and signage are proposed.

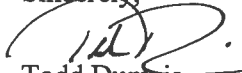
After a review of the application and its related exhibits and after consideration of staff technical comments, the Design Review Advisory Committee acted by **unanimous vote to RECOMMEND APPROVAL** of the subject application finding it consistent with our Committee's performance criteria. The Committee notes that the review process included two (2) study sessions and one (1) formal meeting and appreciates the applicant's consideration and inclusion of the DRAC's comments in its revised and final project design.

During its discussion and deliberation on this matter, the Committee made the following specific findings for the Town Council's consideration:

1. The DRAC finds the relationship and location of the building within the existing West Hartford Place shopping plaza fitting. Of particular note, is the improvement to the public realm created through sound urban design principles. The location of the building at the street edge; the creation of an activated streetscape through an outdoor dining area; and newly created pedestrian and bicycle amenities and connections are aesthetic and functional improvements to this important retail and transit corridor.
2. The building's architectural design, use of colors, materials and massing is appropriate and consistent with, and complimentary to, the materials and architectural design elements of the adjacent Aldi building.

The DRAC members appreciate the opportunity to be an integral part of the review process and thank the Town Council for the opportunity to review and comment on this proposal.

Sincerely,


Todd Dunfais
DRAC Secretary

Cc: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel

Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk

Jeffrey Gebrian, DRAC Chairman
Susan Hays, Attorney

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